

PLANNING COMMISSION

ACTION MINUTES

TUESDAY, JANUARY 2, 2001

Chair Parsons called the meeting to order at 7:08 p.m. at the Twin Pines Senior and Community Center.

PRESENT, Commissioners: Parsons, Mathewson, Purcell, Gibson

ABSENT, Commissioners: Torre, Petersen, Wiecha

Commissioner Wiecha arrived at 7:11 p.m.

PRESENT, STAFF: Community Development Director Ewing, Principal Planner de Melo, Senior Planner Livingstone, Deputy City Attorney Zafferano, Recording Secretary Flores

AGENDA STUDY SESSION: None

AGENDA AMENDMENTS: None

COMMUNITY FORUM (Public Comments): None

CONSENT CALENDAR: None

STUDY SESSION

To consider a request for an extension of a Floor Area Exception previously granted by the Planning Commission, for property located at 1608 Manzanita Ave. The request is being considered under Section 10.5 of the Belmont Zoning Ordinance for an approval which was granted October 5, 1999. (Appl. No. 99-1074); APN: 044-342-240; Zoned R-1 B Single- Family Residential; Elizabeth Delfatti (Applicant)

Community Development Director Ewing presented the staff report, stating that he felt it was appropriate for the Commission to consider the extension request.

MOTION: By Commissioner Mathewson, seconded by Commissioner Purcell, to adopt Resolution 2001-1 approving an extension of a Floor Area Ratio Exception at 1608 Manzanita Avenue.

AYES: Gibson, Mathewson, Purcell, Wiecha, Parsons

ABSENT: Torre, Petersen

Chair Parsons announced that this item can be appealed to the City Council within 10 days.

PUBLIC HEARINGS

Public Hearing - 5 Phyllis Court; *To consider a Single-Family Design Review* to remodel the existing one-story single-family residential dwelling. The remodel consists of a 494-square-foot ground-floor addition and includes enlargement of the existing family room and kitchen and construction of a new bathroom and closet/storage area. The remodel will alter the design of the 2,161-sq.ft. home to result in a 2,655-sq.ft. home with three bedrooms, three baths, and an attached two-car garage. Existing landscape will remain and no trees will be removed. The

maximum permitted floor area is 3,500 square feet. (Appl. No. 00-1078); APN: 044-372-210; Zoned: R-1B (Single-Family Residential); CEQA Status: Exempt; Jeff & Deanna Bartee (Applicant/Owner).

Principal Planner de Melo presented the staff report, recommending approval and stating that staff had received no letters or phone calls from neighbors regarding the project.

Chair Parsons opened the public hearing. No one came forward to speak.

MOTION: By Commissioner Mathewson, second by Commissioner Wiecha, to close the public hearing. Motion passed.

Commissioner Purcell stated that she would prefer to see the overhang match the larger overhang of the rest of the house.

Jeff Bartee, applicant, informed the Commission that the addition will not impact any views and that they are not changing any vegetation or landscaping, and answered questions from the Commission.

MOTION: By Commissioner Mathewson, seconded by Commissioner Wiecha, to adopt Resolution 2001-2 approving a Design Review application for a single-family residence addition at 5 Phyllis Court.

AYES: Wiecha, Purcell, Mathewson, Gibson, Parsons

ABSENT: Torre, Petersen

Chair Parsons announced that the decision can be appealed to the City Council within ten days.

Public Hearing – 120 Sem Lane. To consider a Preliminary Design Review to construct a five-story, 58,375-square-foot Extended Stay of America Efficiency Studios Hotel. The 108-room hotel development includes a lobby area, laundromat, mechanical rooms and on-grade parking within the ground floor and the efficiency studios within the four above-grade floors. The project includes 108 parking spaces and landscaping within the site for the proposed hotel development. (Appl. No. 00-1097); APN: 040-371-040; Zoned: M-1 (Limited Manufacturing); Freiheit & Ho Architects (Applicant); Donald & Marilyn Scranton Trust (Owner)

Principal Planner de Melo presented the staff report and answered questions from the Commission.

Steve Pieters, Daniel Sterns, and Kevin Chow, representing the applicant, made a presentation regarding their proposed project and responded to questions from the Commission. Principal Planner de Melo asked the applicant to bring visuals to the next meeting depicting current Extended Stay of America hotels in the area.

Chair Parsons opened the public hearing.

Joe Burch, owner of the lumber yard adjacent to the project, stated that he had not had an opportunity to review the preliminary designs. He was concerned about the impacts of having a five-story structure so close to his property with a similar project on the opposite side, and also about egress issues from his property. He is considering coming before the Commission with a proposal for changes to the use of property.

Mike Valesco, resident of Belmont, asked if consideration had been given to the traffic pattern at the San Carlos Airport. Principal Planner responded that no concerns had been raised about other projects of similar height in the area, but that a full Environmental Study, including a Traffic Study, will be prepared as part of the Conditional Use Permit review.

MOTION: By Commissioner Purcell, seconded by Commissioner Wiecha, to close the public hearing. Motion passed.

Comments from the Commission were as follows:

Commissioner Parsons – Comments made – unclear to tape malfunction.

Commissioner Gibson stated that he had some of the same concerns and noted that it appears that the power lines pass only 3 feet from the building. He felt that the architecture had an institutional look and detracted from the seismic stability of the building and he also had concerns about the parking plan.

Commissioner Purcell had concerns about the setback and felt that there was nothing cohesive about the planning for the whole area, noting that the City will be losing a recreational facility in favor of this type of hotel use.

Commissioner Wiecha agreed with previous comments, and had concerns about the use of the first floor for parking and extensive parking on the perimeter. She felt that additional landscaping must be required as a mitigation and that the height of the landscaping should be at least tall enough to provide a buffer to the rooftop of the cars that will be parked underneath the building. She objected to the design, but if there was adequate mitigation provided for the visual impact of the ground-floor parking she might be able to live with it. She was also concerned about the flat roof design with false mansard parapets in general. Regarding PG&E easements, she felt that PG&E will need to meet OSHA requirements. She did not object to the proposed colors but felt that quality of the proposed materials is not of great architectural interest. She liked the articulated aspect of the façade.

Commissioner Mathewson agreed that the building is too large and suggested that further setback would mitigate some of the height. He agreed that the cars should not be visible from the roadway and was disappointed that there were no pictures of other properties of the applicant.

Commissioner Parsons objected to the lack of detail around the windows and felt that it looked like a "cookie cutter" building that has been in somebody's computer and needs more character.

By consensus, this item was continued to a date uncertain so that the applicant can address the comments of the Commission.

At 8:06 p.m., Chair Parsons called for an intermission. The meeting resumed at 8:20 p.m.

Public Hearing – 1040 Alameda De Las Pulgas, Immaculate Heart of Mary. The applicant is proposing a Conceptual Development Plan for approximately 65,674 square feet of new construction including a multi-use building and an assisted living facility. The 10-acre campus currently contains approximately 37,081 square feet of building floor area which accommodates both academic and religious activities. The applicant is proposing to increase the building square footage on the site by 70,329 square feet for a total of 102,910 square feet of structure. Included in these figures is the demolition of the existing 4,500 square foot vacant parish hall building located on the corner of Ralston Avenue and Alameda De Las Pulgas.; APN:045-023-230,250 & 260; Zoned: PD (Planned Development); Rev. James MacDonald (Applicant); Roman Catholic Archbishop of San Francisco (Owner).

Senior Planner Livingstone presented the staff report, recommending approval.

Father James McDonald, pastor of the Immaculate Heart of Mary, and Dan Zemanek, Bill Stein, Jerry MacDermitt and Linda Gates representing of the Sunrise facility made a presentation detailing the background and plans for the parish and the Sunrise Assisted Living facility.

Responding to questions from the Commission, Mr. Zemanek stated that:

Sunrise will have responsibility for maintaining the flora and fauna on the North side of the creek and the church would maintain the south side.

A permit will be obtained from the Bay Area Quality management District for the demolition work;

The demolition plan will provide for people to be invited to identify items of historical interest and the possibility of recycling will be addressed in more detail;

With regard to phasing, the Assisted Living facility will be the first project constructed, then the multiuse building along with a majority of the site improvements, the church alterations in another six months, and then the parish office alterations another year or two after that; and

Construction circulation and parking is under discussion with Public Works staff, and the proposed bridge will be designed to handle construction traffic. The applicant will assure that the impacts to traffic and safety will be minimized during construction.

Chair Parsons opened the public hearing.

The following residents spoke in favor of the project: Gloria Oswald, 1775 Terrace Drive; Nicole Tonelli; 1719 Valley View Avenue; Teri Marconi, 716 Cuesta Avenue; Al Semenero, 1201 Ladera Way; Helen Brougua, 1531 El Verano Way; Gary Sanders, 309 Middle Road; Greg Wineman; and Rick Rozario, representing the Collins family.

MOTION: By Commissioner Purcell, seconded by Commissioner Wiecha, to close the public hearing. Motion passed.

Concerns about the following issues were expressed by the Commission:

how the construction phasing will work;

sewer and water lines;

would like to see pedestrian access off of Ralston;

protection of the creek area and the trees;

safety of the children during the construction phase;

construction sequencing, parking and traffic;

designation in the MND regarding dimensions of the environmentally sensitive area;

measures for air monitoring during demolition; and assurances in regarding historic preservation.

MOTION: By Commissioner Wiecha, seconded by Commissioner Torre, to adopt Resolution 2001-3 recommending City Council adoption of the Mitigated Negative Declaration of Environmental Significance for the Immaculate Heart of Mary Master Plan at 1040 Alameda de Las Pulgas, with the conditions of approval as stipulated in Exhibit A.

AYES: Mathewson, Gibson, Wiecha, Purcell, Parsons

ABSENT: Torre, Petersen

Chair Parsons announced that the item can be appealed to the City Council within ten days.

MOTION: By Commissioner Mathewson, seconded by Commissioner Gibson, to adopt Resolution 2001-4 recommending City Council approval of the Rezoning and Conceptual Development Plan of the Immaculate Heart of Mary Master Plan at 1040 de las Pulgas, subject to the conditions attached.

AYES: Purcell, Wiecha, Gibson, Mathewson, Parsons

ABSENT: Torre, Petersen

Commissioner Parsons announced that this item can be appealed to the City Council within 10 days.

REPORTS, STUDIES, UPDATES AND COMMENTS:

Commissioner Purcell stated that she had given Recording Secretary Flores a draft of a San Carlos Ordinance regarding recycling of construction materials.

PLANNING COMMISSION LIAISON TO CITY COUNCIL MEETING OF TUESDAY, JANUARY 9, 2001

Liaison: Commissioner Mathewson

Alternate Liaison: Commissioner Petersen

ADJOURNMENT:

The meeting adjourned at 10:22 p.m. to a regular meeting on January 16, 2000 at Twin Pines Senior and Community Center.

Craig A. Ewing, AICP

Planning Commission Secretary

*Audiotapes of Planning Commission Meetings are available for review
in the Community Development Department.*

Please call (650) 595-7416 to schedule an appointment.